



# FOR SALE

## £300,000

92 Devonshire Avenue,  
Southsea, PO4 9EG.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Located in a highly requested PO4 spot, this substantial three-bedroom, double bay & forecourt property on Devonshire Avenue offers a fantastic opportunity to create a dream family home. While some modernisation is required, the space, layout, and charm already in place make it a promising canvas for the right buyer. The ground floor features a bright and airy living room with a large bay window and feature fireplace, a second reception room currently used as a formal dining area, a generously sized fitted kitchen, a separate utility space, and a convenient downstairs W.C. Upstairs, the spacious landing leads to three well-proportioned bedrooms — all with built-in wardrobes — along with a fitted bathroom and a separate W.C. From the hallway, stairs descend to a versatile basement. Outside, the property enjoys an enclosed south-facing rear garden, offering plenty of sunshine and potential. Offered with no forward chain, this is a rare opportunity to personalise a characterful and spacious home in a prime Southsea location.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**



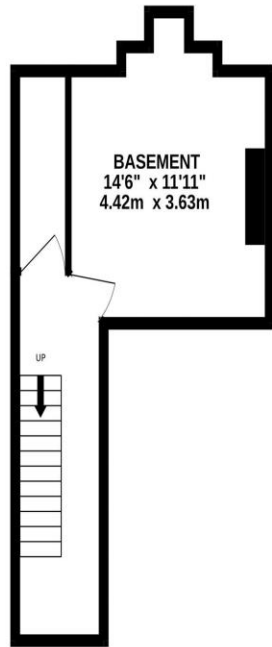




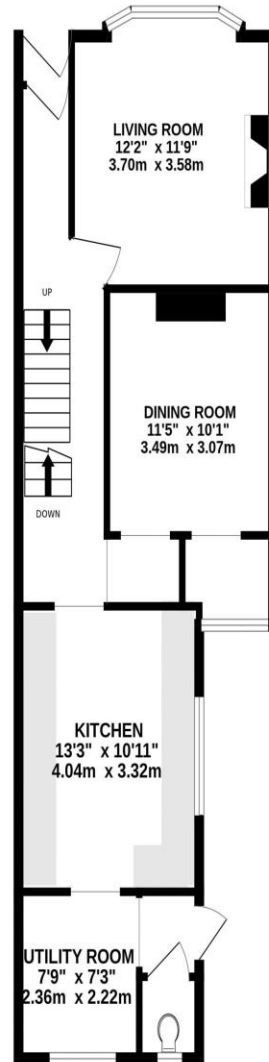




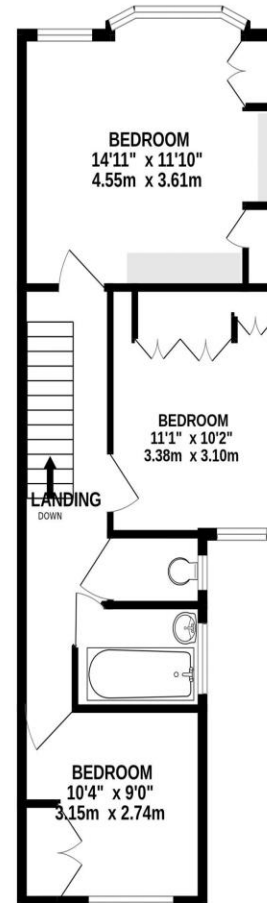
**BASEMENT**  
263 sq.ft. (24.5 sq.m.) approx.



**GROUND FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.



**1ST FLOOR**  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.